

TRANSFER
TAX
PAID

39.150

WARRANTY DEED
032545

I, **Myra A. Sinclair**, sole Trustee under the Sinclair Living Trust, of Vassalboro, Kennebec County, Maine, for consideration paid, grant to **Richard M. Newcomb**, whose mailing address is 17 Wood Street, Fairfield, Maine 04937, with **Warranty Covenants**, the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, Kennebec County, Maine, bounded and described as follows, to wit:

Commencing at a point in the south line of Gold Street at the northeast corner of land of Joseph Tardiff; thence southerly on said Tardiff's easterly line to land of the City of Waterville; thence easterly on the northerly line of land of said City and land of Peter Lessor to land formerly of Fred Pooler, now or formerly the homestead of the Laverdières; thence northerly on the said Pooler line to Gold Street; thence westerly on the south line of Gold Street to the point begun at.

Subject to and benefited by a right of way as set forth in a deed from Glenwood D. Sinclair and Myra A. Sinclair to Glenwood D. Sinclair and Myra A. Sinclair, Trustees of the Sinclair Living Trust dated September 4, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3981, Page 222 and also described in a deed from Myra A. Sinclair, Trustee of the Sinclair Living Trust to Robert C. Giroux and Rodney D. Giroux dated September 27, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6065, Page 115.

Also granting for the benefit of the premises the right and easement to use two (2) parking spaces on the premises of 22/24 Gold Street (reference deed recorded in the Kennebec County Registry of Deeds in Book in Book 6065, Page 115) for tenants of the above described property.

Being the same premises conveyed by Glenwood D. Sinclair and Myra A. Sinclair to Glenwood D. Sinclair and Myra A. Sinclair, Trustees or their successors in trust, under the Sinclair Living Trust by deed dated September 4, 1996 and recorded in the Kennebec County Registry of Deeds in Book 3981, Page 221.

Witness my hand and seal this 22nd day of OCTOBER, 1999.

Witness

Myra A. Sinclair
Myra A. Sinclair,
Trustee of the Sinclair Living Trust

Shirley A. Doherty

39-150

STATE OF MAINE

Somerset, ss.October 22, 1999

Then personally appeared the above named Myra A. Sinclair, in her said capacity, and acknowledged the foregoing instrument to be her free act and deed,

Before me,

David L. Sinclair
Notary PublicPrinted Name DAVID L. SINCLAIR
Notary Public, MaineMy Com. Exp.: May 12, 2005

RECEIVED KENNEBEC SS.

1999 OCT 26 AM 9:00

ATTEST: Theresa Bush-McCann
REGISTER OF DEEDS